

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): St. Louis County Consortium

State: MO

PJ's Total HOME Allocation Received: \$48,952,496

PJ's Size Grouping*: A

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:			PJs in State: 7				
% of Funds Committed	96.88 %	93.43 %	2	93.41 %	93	82	
% of Funds Disbursed	91.89 %	87.89 %	2	84.68 %	85	83	
Leveraging Ratio for Rental Activities	6.19	4.06	1	4.72	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	94.53 %	97.33 %	6	80.76 %	65	45	
% of Completed CHDO Disbursements to All CHDO Reservations***	81.15 %	70.78 %	2	68.18 %	80	69	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	64.63 %	69.99 %	7	80.32 %	9	11	
% of 0-30% AMI Renters to All Renters***	35.76 %	33.09 %	2	45.16 %	24	32	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.13 %	98.25 %	2	95.04 %	60	53	
Overall Ranking:			In State:	2 / 7	Nationally:	64 66	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$11,079	\$25,067		\$26,037	1,029 Units	27.10 %	
Homebuyer Unit	\$10,207	\$12,257		\$14,755	2,371 Units	62.40 %	
Homeowner-Rehab Unit	\$5,444	\$11,540		\$20,487	400 Units	10.50 %	
TBRA Unit	\$0	\$3,232		\$3,225	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): St. Louis County Consortium MO

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$66,286	\$89,146	\$5,958
State:*	\$126,371	\$80,170	\$15,626
National:**	\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:
(% of allocation)

PJ: 0.5 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.02

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	21.5	21.9	41.7	0.0
Black/African American:	75.0	75.7	57.5	0.0
Asian:	0.0	0.5	0.0	0.0
American Indian/Alaska Native:	0.1	0.1	0.3	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.3	0.0
Black/African American and White:	0.0	0.1	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.5	0.0	0.0
Asian/Pacific Islander:	2.9	0.2	0.0	0.0

ETHNICITY:				
Hispanic	0.5	1.0	0.3	0.0

HOUSEHOLD SIZE:				
1 Person:	32.0	20.8	32.7	0.0
2 Persons:	29.6	25.7	26.4	0.0
3 Persons:	22.5	25.5	19.3	0.0
4 Persons:	11.5	16.9	10.3	0.0
5 Persons:	3.3	6.9	7.8	0.0
6 Persons:	0.7	3.0	2.5	0.0
7 Persons:	0.3	0.8	0.0	0.0
8 or more Persons:	0.2	0.4	1.0	0.0

HOUSEHOLD TYPE:

	Rental %	Homebuyer %	Homeowner %	TBRA %
Single/Non-Elderly:	26.9	29.4	19.3	0.0
Elderly:	14.0	2.4	30.7	0.0
Related/Single Parent:	47.9	46.0	30.2	0.0
Related/Two Parent:	7.1	18.4	16.3	0.0
Other:	4.1	3.8	3.5	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	33.0	0.3 [#]
HOME TBRA:	0.0	
Other:	11.2	
No Assistance:	55.8	

of Section 504 Compliant Units / Completed Units Since 2001 34

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): St. Louis County Consortium

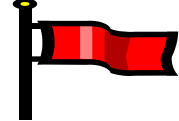
State: MO

Group Rank: 64
(Percentile)

State Rank: 2 / 7 PJs

Overall Rank: 66
(Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	94.53	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	81.15	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	64.63	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	99.13	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	1	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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